

Concrete Driveways, Patios, Sidewalks & Steps

A permit is required for installation of new or replacement concrete patios, parking pads, driveways or sidewalks on your property.

Requirements:

Application: A miscellaneous permit application must be completed, signed and approved by the Zoning Official.

Plans: For new or expanded driveways or sidewalks a neatly sketched site plan showing the placement on your lot is required.

Drainage: All water runoff must be contained onto your property or a public right-of-way. Be sure to grade the area so as to ensure proper drainage. (See example cross-section)

Thickness: State Building Code lists a minimum thickness of 3.5" with a granular base. All organic material (grass, clay, dirt) must be removed and replaced with a granular base (sand, gravel). The City Engineer recommends a minimum of 4" depth for sidewalks and 6" depth for driveways.

Forms: Strength of forms shall be substantial and sufficiently tight to prevent leakage of mortar. Forms shall be properly braced or tied together to maintain position and shape.

Steps: At least one handrail is required if there are 4 or more steps. All steps must meet the following:

Width: 36 inches minimum

Rise: 7 ³/₄ inches maximum

Run: 10 inches minimum

Largest tread width or riser height shall not exceed the smallest by more than a 3/8 inch.

Handrails: Minimum height is 34-38 inches. Handrail ends shall be returned or terminated in posts. The handgrips shall not be less than 1.5 inches or more than 2 inches in cross-section dimension or the shape shall provide an equivalent gripping surface. The handrail shall have a smooth surface with no sharp corners.

Additional Information:

- ❑ All parking areas must be hard surfaced with asphalt or concrete.
- ❑ Parking spaces must be a minimum of 2 feet inside the property lines on residential property.
- ❑ Only one (1) driveway access to a public street per each one-family residential lot is allowed.
- ❑ The driveway access shall not exceed 22 feet in width.
- ❑ Concrete and paver patios must be built to ensure that drainage is directed to the street or alley so that the drainage does not adversely affect a neighboring property. Off-street parking areas shall be so graded and constructed as to drain all water from the parking area and access drive.
- ❑ Any work on a sidewalk in the City right-of-way must be done by a licensed concrete contractor and have prior approval of the City Engineering Department.
- ❑ Snow: Remember all snow removed from sidewalks, patios, driveways or other areas must be contained on your property; you cannot place piles of snow onto the roadway or public sidewalk.

Inspections Required:

- ❑ Concrete Forms; prior to pouring.
- ❑ Final

Reminder: When scheduling an inspection please allow for 48 hours advance notice.

Example Cross Section:

